

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

W13d**August 21, 2003 (for September 10, 2003 Hearing)****To:** Coastal Commissioners and Interested Persons**From:** Diane Landry, Central Coast District Manager
Mike Watson, Coastal Planner**Subject: Certification Review for the City of Pismo Beach Local Coastal Program, Land Use Plan Major Amendment (PSB-MAJ-1-03)**

At the June 2003 meeting in Long Beach, the Coastal Commission approved, with suggested modifications, the Pismo Beach Local Coastal Program (LCP) Land Use Plan major amendment. The amendment includes policies designed to eliminate the Residential Serving and Mixed Residential land use designations in the Downtown Core Planning Area K. It further designates the former Mixed Residential and Residential Serving areas to Mixed Use and expands the list of principally permitted uses for this designation to include visitor lodging, retail, restaurants, and service uses. In addition, the amendment enhances public access and recreation opportunities along the shoreline and expands the potential for visitor-serving amenities.

By action taken June 15, 2003, the City of Pismo Beach adopted the Land Use Plan text as directed by the Commission's suggested modifications, verbatim. The Executive Director has determined that the actions taken by the City are legally adequate and that the LCP amendment should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP Land Use Plan major amendment be certified. If the Commission concurs, the LUP amendments will be certified as of today's date (i.e., September 10, 2003), and notification of this certification and Commission concurrence will be forwarded to the City on September 11, 2003 (see exhibit 1 for draft notification).

Motion. I move that the Commission concur with the Executive Director's determination that the actions taken by the City of Pismo Beach to accept the Commission's suggested modifications for PSB-MAJ-1-03 are legally adequate.

Executive Director's Recommendation. The Executive Director recommends a **YES** vote on the motion. Passage of this motion will result in certification of the City of Pismo Beach LCP Land Use Plan major amendment as directed by the Commission's approval with suggested modifications of PSB-MAJ-1-03; the LUP amendment will be certified as of today's date (i.e., September 10, 2003). The motion passes only by affirmative vote of a majority of the Commissioners present.

Exhibits

Exhibit 1: Draft letter to the City of Pismo Beach Mayor, Joe Crescione

Exhibit 2: Resolution of City's Acceptance of the Coastal Commission's Suggested LUP Modifications



California Coastal Commission
September 10, 2003 Meeting in Eureka
PSB-MAJ-1-03 LUP Amd ED certification stfprt 8.21.2003.doc